

# REDMOND COMPREHENSIVE PLAN

## Neighborhood Element

### H. Sammamish Valley Neighborhood Policies

**T**he Sammamish Valley is bound on the north by the Redmond City limits, on the south by Downtown Redmond, on the east by the Redmond-Woodinville Road and on the west by Willows Road.

#### Neighborhood Vision

- From NE 102nd Street in Redmond north into Woodinville, the Sammamish Valley is a productive agricultural area. Farmers grow vegetables and flowers for local farmers' markets. City residents visit farms to buy seasonal vegetables. Other crops are also grown in the valley.
- Maintaining the valley for agriculture has protected development from many natural hazards including flooding, excessive earthquake damage, soil subsidence and wetlands that are difficult to develop. It has protected aquifer recharge areas.
- Recreational uses occur in the valley. King County has a linear park on both sides of the Sammamish River running from Bothell to Marymoor Park and another park along 116th Street NE. Measures have been taken to reduce potential adverse impacts from the parks on agriculture.
- South of NE 102 Street is a manufacturing and research and development area. A mixed-use office park has developed immediately west of Downtown, with some residences on floors above offices.
- On the east side of the valley, the slopes have also remained forested, with residential uses on the relatively flat land on top of the slopes. North of Downtown is a Moderate Density Residential neighborhood that takes advantage of the natural environment along the river and has protected the high quality wetlands on the site.

#### Neighborhood Policies

The forested slopes along the Sammamish Valley are an important element of Redmond's character. These areas have Comprehensive Plan designations intended to protect these slopes. The following policy further defines the parts of these properties that should be developed and those that should be protected.

**N-SV-1 Development on the west side of Redmond-Woodinville Road shall be clustered on the relatively flat areas above the slopes. The wooded character of the slopes shall be retained.**

**N-SV-2 A master plan shall be prepared as a condition of development for the property north of the Puget Power right-of-way, west of Redmond-Woodinville Road, east of the Sammamish River Trail right-of-way and south of Valley View Estates. The master plan shall reflect the following policy direction and address the issues identified below:**

- Development shall take place outside the Sammamish Valley and outside the steep wooded slopes on the property.
- The maximum total density on the property west of the 160th Ave. NE alignment and outside the valley and steep wooded slopes shall be four units per acre. If any housing

units are transferred from the Sammamish Valley and the steep wooded slopes on the property, the transferred units may increase the density in the area above four housing units per acre.

- The residential density allowed on the various parts of the development shall vary from low density (two to three units per acre) in the north to moderate densities (four to five units per acre) in the middle and higher low-moderate densities (six units per acre) on the southern portion of the property.
- The maximum densities on the property between 160th Ave. NE and the Redmond Woodinville Rd. shall be six to eight units per acre. A fifty percent density bonus may be awarded for this property to provide for senior housing that has the appearance of single-family residences through the use of design elements typical of single-family residences. These elements should include a pitched roof covered with non-metallic material, an entry that is noticeable from the street, a chimney form, and frames around each window. These structures shall be no higher than three stories.

A potential adverse impact of development on nearby agricultural uses is trespass. Persons trespassing onto farmland may purposefully or inadvertently damage fences and crops. They also may take some crops. Trespass can be reduced by separating uses, such as siting residential uses on the top of slopes away from agricultural areas, as required by the prior policy, or including measures, such as tall fences, to reduce trespass.

**N-SV-3 Measures shall be taken to minimize the potential for trespass on the lands in the Sammamish Valley from nearby non-agricultural developments.**

**N-SV-4 Development of the area adjacent to the Sammamish Valley, west of Redmond-Woodinville Road, and north of NE 116th St. shall be required to protect significant tree stands, views from the valley and maintain the rural quality of the site. Development of the area shall be required to protect agricultural lands and to minimize the potential of trespass and overspray. Measures to protect agricultural lands include setbacks on new development, density limitations and stormwater measures to prevent runoff from flooding agricultural lands.**

**N-SV-5 Businesses located along the Sammamish River south of the Puget Power and Light right-of-way should be allowed and encouraged to include amenities and businesses that front on the river.**